

204.041

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH FORTY FEET (40') OF LOT TWENTY-SEVEN (27) AND ALL OF LOT TWENTY-EIGHT (28), BLOCK EIGHT (8), BURNETT ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-16, MOORE COUNTY PLAT RECORDS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/18/2017 and recorded in Book 0796 Page 0169 Document 0194814 real property records of Moore County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 02/05/2019

Time: 01:00 PM

Place: Moore County Courthouse, Texas at the following location: MOORE COUNTY COURTHOUSE (MAIN, ORIGINAL BUILDING) 7TH STREET AND DUMAS AVENUE, DUMAS MOORE COUNTY, TEXAS, FIRST FLOOR IN CENTER AREA OF THE HALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by ROSIE WIDENER, provides that it secures the payment of the indebtedness in the original principal amount of \$127,594.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Pacific Union Financial, LLC is the current mortgagee of the note and deed of trust and PACIFIC UNION FINANCIAL, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Pacific Union Financial, LLC c/o PACIFIC UNION FINANCIAL, LLC, 1601 LBJ Freeway, Suite 500, Farmers Branch, TX 75234 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, IRENE LINDSAY, CHARLES GREEN, ESMERELDA VARELA, MARCIE PAYTON, ROYCE WATSON, TERESA MITCHEL, RAMIRO CUEVAS, FREDERICK BRITTON, SUSAN BOWERS, ANTONIO BAZALDUA, JONATHAN BOWERS OR GLANDEEN SHENK, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Vori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

Shannon Heck
SHANNON HECK, RONNIE HECK, JOSE A. BAZALDUA, IRENE LINDSAY, CHARLES GREEN, ESMERELDA VARELA, MARCIE PAYTON, ROYCE WATSON, TERESA MITCHEL, RAMIRO CUEVAS, FREDERICK BRITTON, SUSAN BOWERS, ANTONIO BAZALDUA, JONATHAN BOWERS OR GLANDEEN SHENK
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Moore County Clerk and caused it to be posted at the location directed by the Moore County Commissioners Court.

2018.041
BRENDA MCKAY
MOORE COUNTY CLERK
MOORE COUNTY, TEXAS
2018 FEB 13 1:25 PM
Ronnie Heck